



13 A DUKE STREET, SETTLE
£189,950



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13 DUKE STREET, SETTLE, BD24 9DU

Deceptively spacious, well appointed 3 bedroom first and second floor apartment with private ground floor entrance, located in a superb and convenient location near to the centre of Settle offering well designed and planned accommodation.

Spacious open plan area to the first floor providing lounge/kitchen living area, master bedroom with en suite bathroom. Second Floor, two further bedrooms and bathroom.

Well decorated and presented throughout, ready for immediate occupation with no onward chain.

Ideal property for family, investment potential, or second home.

Well worthy of internal inspection to fully appreciate the layout, condition and space as well as the property's convenient location.

Settle is a busy Market Town located on the edge of the Yorkshire Dales National Park. The town has all local amenities including independent shops, cafes and public houses, recreational and education facilities and transport links on the famous Settle to Carlisle line to Skipton, Leeds and Carlisle.

ACCOMMODATION COMPRISES:

Ground Floor

Entrance Lobby, Staircase to First Floor.

First Floor

Open Plan Lounge/Kitchen, /Dining Room, Inner Hallway, Master Bedroom with En Suite.

Second Floor

Landing, 2 Bedrooms, House Bathroom.

Outside

Decked area at First Floor Level.

ACCOMMODATION:

GROUND FLOOR:

Entrance Lobby:

Solid external entrance door, staircase to the first floor, electric meters.

FIRST FLOOR:

Lounge/Kitchen:

Large open plan area with lounge to one side and kitchen to the other side.



Lounge Area:

16'1" x 9'11" (4.90 x 3.02)

Upvc double glazed window, staircase to the second floor, flame effect gas fire within recess, radiator.



Kitchen/Dining Area:

14'1" x 14'1" (4.29 x 4.29)

Large kitchen/dining space with extensive range of modern kitchen base units with complementary worksurfaces, wall units, gas hob, electric oven, extraction hood, built in fridge freezer, dishwasher, stainless steel sink with mixer taps, beamed ceiling, space for table, upvc double glazed patio doors, steps up to decked area.



Inner Hallway:

Upvc double glazed escape window, radiator, gas fired Worcester combination boiler.





Master Bedroom:

12'9" x 13'9" (3.89 x 4.22)

Large double bedroom with upvc double glazed window, radiator, built in wardrobes, en suite shower room off.



En Suite Shower Room:

Shower enclosure with shower off the system, WC, pedestal wash hand basin, vertical radiator.



SECOND FLOOR:

Landing:

With access to 2 bedrooms and a bathroom

Bedroom 2:

10'2" x 13'10" (3.09 x 4.21)

To the rear, double bedroom, upvc double glazed window with superb views, radiator.





Bedroom 3:

12'4" x 8'9" (3.75 x 2.66)

To the front, good sized double bedroom, built in wardrobe radiator.



House Bathroom:

8'6" x 5'4" (2.59 x 1.62)

With 3 piece white bathroom suite comprising bath with shower over off the system, WC, pedestal wash hand basin, vertical radiator.



OUTSIDE:

Small patio area accessed from the kitchen.



Directions:

Leave Settle office down Cheapside, turn left onto Duke Street, after approximately 50 yards, number 13a is on the left hand side, a for sale board is erected.

Tenure:

Leasehold, 999 years from 2013. No service charges, shared water charges with the ground floor property.

**Services:**

Mains water, electric and gas.

Internet/Mobile Coverage:

The Ofcom website <https://checker.ofcom.org.uk/> shows that Internet is available, and mobile coverage.

Flooding:

[Check for flooding in England - GOV.UK](#) shows 'There are no flood warnings or alerts in this area'.

Viewing:

Strictly by prior arrangement with and accompanied by a member of the selling agents, Neil Wright Associates Ltd.

Purchase Procedure:

If you would like to make an offer on this property, then please make an appointment with Neil Wright Associates so that a formal offer can be submitted to the Vendors.

Marketing:

Should you be interested in this property but have a house to sell, then we would be pleased to come and give you a free market valuation.

N.B. YOUR HOME MAY BE AT RISK IF YOU DO NOT KEEP UP PAYMENTS ON YOUR MORTGAGE OR ANY OTHER LOAN SECURED AGAINST IT.

N.B. No electrical/gas appliances have been checked to ensure that they are in working order. The would-be purchasers are to satisfy themselves.

N.B. Money Laundering, prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e., driving licence or passport and the other being a utility bill showing the address. These can be provided in the following ways: by calling into the office with copies or by way of a certified copy provided via their solicitor. In addition, prospective buyers will be required to provide information regarding the source of funding as part of the offer procedure.

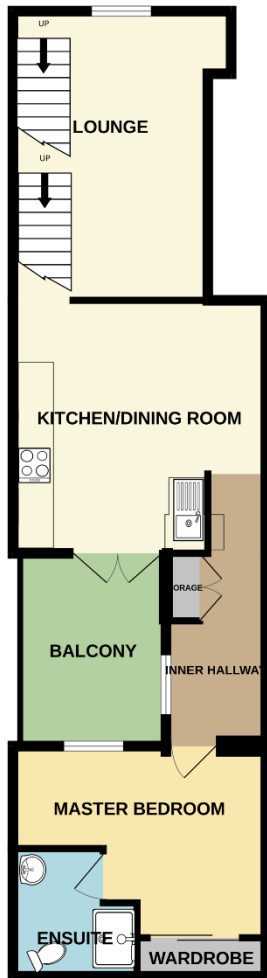
Local Authority:

North Yorkshire Council
1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
BD23 1FJ

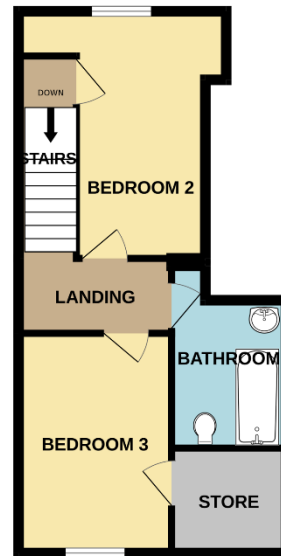
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



FIRST FLOOR
618 sq.ft. (57.4 sq.m.) approx.



2ND FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 999 sq.ft. (92.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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